

067.A

0005

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

653,000 / 653,000

USE VALUE:

653,000 / 653,000

ASSESSED:

653,000 / 653,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
46		OAK HILL DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LAVALLE BRIAN	
Owner 2:	
Owner 3:	

Street 1: 46 OAK HILL DR
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER
Owner 1: GALLOWAY MINERVA S -
Owner 2: -
Street 1: 46 OAK HILL DR
Twn/City: ARLINGTON
St/Prov: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,670 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Aluminum Exterior and 1176 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7670		Sq. Ft.	Site		0	70.	0.85	12									455,071						455,100	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7670.000	197,900		455,100	653,000		129033
							GIS Ref
							GIS Ref
							Insp Date
							10/16/18

Total Card	0.176	197,900		455,100	653,000	Entered Lot Size
Total Parcel	0.176	197,900		455,100	653,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	555.27	/Parcel: 555.2	Land Unit Type:

PREVIOUS ASSESSMENT Parcel ID 067.A-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	197,900	0	7,670.	455,100	653,000	653,000	Year End Roll	12/18/2019
2019	101	FV	174,200	0	7,670.	422,600	596,800	596,800	Year End Roll	1/3/2019
2018	101	FV	174,200	0	7,670.	422,600	596,800	596,800	Year End Roll	12/20/2017
2017	101	FV	174,200	0	7,670.	370,600	544,800	544,800	Year End Roll	1/3/2017
2016	101	FV	174,200	0	7,670.	338,100	512,300	512,300	Year End	1/4/2016
2015	101	FV	163,300	0	7,670.	299,000	462,300	462,300	Year End Roll	12/11/2014
2014	101	FV	163,300	0	7,670.	282,800	446,100	446,100	Year End Roll	12/16/2013
2013	101	FV	163,300	0	7,670.	269,100	432,400	432,400		12/13/2012

SALES INFORMATION TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLOWAY MINERV	48241-305		9/28/2006	Family		10	No	No	
	8370-317		1/1/1901	Family			No	No	N

BUILDING PERMITS ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2006	849	Re-Roof	4,600					

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total Card / Total Parcel	653,000 / 653,000
APPRAISED:	653,000 / 653,000
USE VALUE:	653,000 / 653,000

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																		
Type: 5	- Cape			Full Bath: 1	Rating: Average																									
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:																									
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																									
Foundation: 1	- Concrete			A 3QBth:	Rating:																									
Frame: 1	- Wood			1/2 Bath:	Rating:																									
Prime Wall: 3	- Aluminum			A HBth:	Rating:																									
Sec Wall:				OthrFix:	Rating:																									
Roof Struct: 1	- Gable			OTHER FEATURES																										
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average																									
Color: WHITE				A Kits:	Rating:																									
View / Desir:				Fpl: 1	Rating: Average																									
GENERAL INFORMATION				WSFlue:	Rating:																									
Grade: C	- Average			CONDOS INFORMATION																										
Year Blt: 1946	Eff Yr Blt:			Location:																										
Alt LUC:				Total Units:																										
Jurisdct:				Floor:																										
Const Mod:				% Own:																										
Lump Sum Adj:				Name:																										
INTERIOR INFORMATION				DEPRECIATION																										
Avg Ht/FL: STD				Phys Cond: AV	- Average			31.	%																					
Prim Int Wall: 6	- Average			Functional:					%																					
Sec Int Wall:				Economic:					%																					
Partition: T	- Typical			Special:					%																					
Prim Floors: 3	- Hardwood			Override:					%																					
Sec Floors: 4	- Carpet			Total:	31			%																						
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL														
Subfloor:				Basic \$ / SQ:	105.00							Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Bsmnt Gar: 1				Size Adj.: 1.35000002								WtAv\$/SQ:	AvRate:	Ind.Val																
Electric: 3	- Typical			Const Adj.: 0.99693000								Juris. Factor:		Before Depr:	141.31															
Insulation: 2	- Typical			Adj \$ / SQ: 141.315								Special Features: 0		Val/Su Net:	87.72															
Int vs Ext: S				Other Features: 66414								Final Total: 197900		Val/Su SzAd:	147.25															
Heat Fuel: 1	- Oil			Grade Factor: 1.00																										
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000																										
# Heat Sys: 1				NBHD Mod: 1.00																										
% Heated: 100				LUC Factor: 1.00																										
Solar HW: NO				Adj Total: 286758																										
% Com Wall				Depreciation: 88895																										
				Depreciated Total: 197863																										
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:	IMAGE				AssessPro Patriot Properties, Inc					
SPEC FEATURES/YARD ITEMS																PARCEL ID 067.A-0005-0002.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value													
2	Frame Shed	D	Y	18X4	A	FR	1989		0.00	T	30	101																		
More: N	Total Yard Items:				Total Special Features:				Total:																					